

(Name) Alvin Gross 466 6357

(Address) 3567 Westbury Road B'ham, Alabama

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS.

See Mtg 321-

That in consideration of Thirty-five thousand and nine hundred and no/100

to the undersigned grantor, Gross Building Company, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Hugh L. Talbert and wife, Sue M. Talbert

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,
situated in Shelby

Lot 24, according to the Survey of Navajo Hills, Fourth Sector, as
recorded in Map Book 5, Page 95, in the Probate Office of Shelby
County, Alabama.

\$26,900.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.

STATE OF ALA. SHELBY CO.
CERTIFY THIS
INSTRUMENT WAS FILED
1973 JUN 12 AM 9:35
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
JUDGE OF PROBATE
Carol M. Anderson

19730612000033300 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/12/1973 12:00:00 AM FILED/CERT

BOOK 280 PAGE 757

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of
them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Alvin Gross
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 11 day of June 1973

ATTEST:

GROSS BUILDING COMPANY, INC.

By Alvin Gross President

STATE OF ALABAMA
COUNTY OF SHELBY }

I, Undersigned a Notary Public in and for said County in said
State, hereby certify that Alvin Gross
whose name as President of Gross Building Company, Inc.
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being
informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation,

Given under my hand and official seal, this the 11 day of June 1973
Nancy Schilling Notary Public